

# OYSTER BAY

PORT ISAAC



JB ESTATES

EST. 1971



## OYSTER BAY

7 Lundy Road, Port Isaac, PL29 3RR

**This impeccably presented five-bedroom semi-detached property occupies an elevated position overlooking Port Isaac Bay and Port Gaverne harbour, with exceptional and panoramic sea views from all floors. Recently refurbished to a very high standard throughout, Oyster Bay comes with a separate annexe, two garages (one semi-detached), off-road parking and private front and rear gardens. EPC Band D.**

- Five bedrooms and 3-bathrooms, separate WC.
- Principal en-suite bedroom with private sea-facing balcony.
- Detached one-bedroom annexe with shower room.
- Scenic views across Port Gaverne harbour, the coastline and far out to sea.
- Open-plan kitchen/dining room with a separate sitting room.
- Large lawned garden to the front with sea views and a south-facing terrace to the rear.
- In all, approximately 1,951 sq. ft (181.3 sq. m), excluding garage.

Port Isaac Harbour 100 yards, Polzeath 6 miles, Rock 7 miles,  
Wadebridge 8.5 miles, Bodmin Parkway Station 16 miles,  
Newquay Airport 21 miles, Truro 33 miles, Exeter 67 miles

Viewings by appointment only

**Guide Price £895,000**

**FREEHOLD**









## THE PROPERTY

Situated in the elevated position on Lundy Road this stylish property enjoys sweeping sea views from all floors and the private garden to the front. A five-bedroom semi-detached house, it has been exquisitely renovated to make the most of the spectacular views. The main living spaces include an open-plan kitchen/dining room with sea views and a cosy separate living room with a log burner. Oyster Bay includes off-road parking for two vehicles, a well-maintained garden to the front with a generous patio terrace to the rear, perfect for al fresco dining and relaxation. Currently a holiday let, Oyster Bay would equally make for a stylish primary residence.

## THE ACCOMMODATION

**Ground Floor:** Entrance hall | W.C. | Steps down to front garden | Open plan Kitchen and Dining room with garden access | Sitting room with wood burner, steps to the rear patio | Separate utility room.

**First Floor:** Main bedroom with en-suite bathroom, balcony and sea view | Double bedroom with en-suite bathroom | Three further double bedrooms | Family bathroom.

## LOCATION

Port Isaac is a popular holiday destination and residential village on the rugged North Cornwall coast, famed for its historic fishing harbour, whitewashed cottages, quaint winding streets and scenic coastal walks. The setting for ITV's Doc Martin and the birthplace of The Fisherman's Friends, Port Isaac has a number of good places to eat and drink, all within walking distance of Oyster Bay. These include two of Nathan Outlaws Michelin star eateries. Other notable restaurants and pubs include The Port Gaverne Hotel, The Mote and The Golden Lion. Most everyday shopping requirements can be met in Port Isaac but the market town of Wadebridge, with an inspiring collection of independent shops, is only 8 miles away.

## OUTSIDE

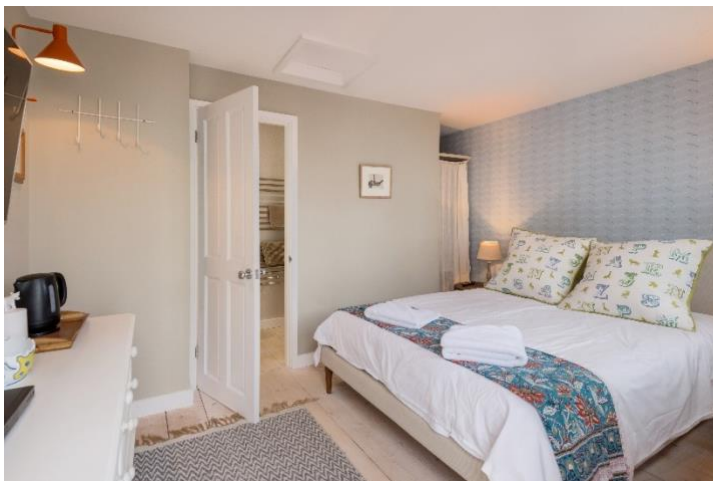
Off-road parking for 2 vehicles with a double and single garage for storage. There is a lawned garden to the front with established planting and a large patio terrace for al fresco dining to the rear. Separate one bedroom annexe to the rear with en suite shower room.

## SERVICES

Mains water, drainage and electricity. Oil-fired central heating.







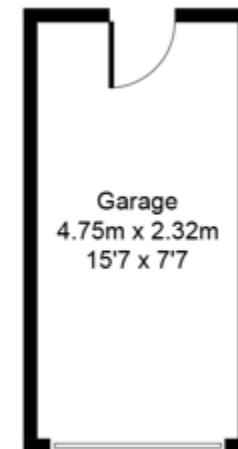
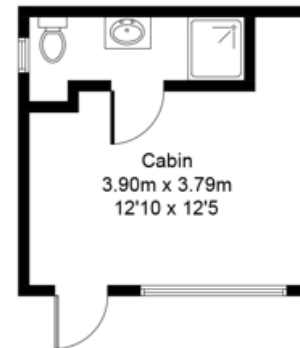
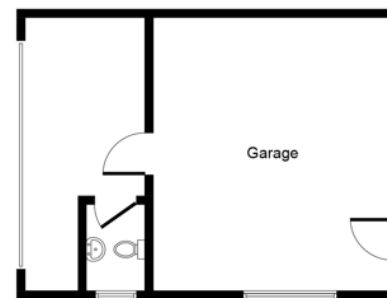
## 7 Lundy Road

Approximate Gross Internal Area = 166.5 sq m / 1792 sq ft

Cabin = 14.8 sq m / 159 sq ft

Total = 181.3 sq m / 1951 sq ft  
(Excluding Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID919941)



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